

NO TRANSFER  
TAX PAID

RE TRANS FRANCES F. SEAMAN, of Waterville, Kennebec County, Maine, for  
TO 029410  
TO consideration paid, grants to RICHARD F. SEAMAN, whose mailing  
CF address is 13 Mill Pond Drive, Bath, ME 04530, one-half interest  
TM in common and undivided, and to Shirley S. Lake, whose mailing  
PO address is 738 Western Ave, Madison, WI 53711, one-half interest  
in common and undivided, in and to the real estate in Kennebec  
County, Maine, described as follows:

FIRST PARCEL: The land in Waterville, Kennebec County, Maine, with the buildings thereon, described as follows, to wit: Lot number 63 on a Plan of Gilman Heights, and drawn by Francis V. Armstrong, C.E., said Plan dated December 4, 1939, and recorded in Plan Book #12, Page #77, in the Kennebec Registry of Deeds, and as revised in April, 1948, and recorded in Plan Book 16, Page 2A, to which reference is made for a more particular description.

Subject, however, to the restrictions numbered from 1 to 13, inclusive, which will be binding upon the said Grantees and all persons claiming or holding under or through said Grantees, and which are set out in full in the deed of John J. Kennedy, et. al. to the grantor, dated November 30, 1957, and recorded in Kennebec County Registry of Deeds, Book 1099, Page 257.

For grantor's source of title see the aforesaid deed from John J. Kennedy, et. al.

Grantor reserves for her lifetime the occupancy of the above described premises for her personal use and enjoyment.

SECOND PARCEL: The land in Oakland, Kennebec County, Maine, with the buildings thereon, described as follows, to wit: Beginning at a cross marked in a large boulder on the shore of East Pond at the northwest corner of the lot of land conveyed by Minnie Merle Liggett to Frederick C. and Helen M. Harwood thence south thirty-one degrees east (S 31° E) about two hundred sixty-three and one tenths (263.1) feet along said Harwood's line to an iron pin in the ground; thence south eighty-three degrees thirty minutes west (S 83° 30' W) about ten (10) feet to an iron pin; thence south five degrees thirty minutes west (S 5° 30' W) about eighty-nine (89) feet to an iron pin; thence south seventy-five degrees thirty minutes west (S 75° 30' W) about twenty-eight (28) feet to an iron pin; thence northwesterly eighty-nine (89) feet to an iron pin; thence north thirty-four degrees west (N 34° W) about one hundred sixty-five and three-tenths (165.3) feet to an iron pin on the shore of East Pond; thence northerly along the shore of East Pond at low water mark to a drill hole in a boulder, which said drill hole is ninety and two-tenths (90.2) feet northerly of the aforesaid pin measured in a straight line; thence north eighty-six degrees forty-five minutes east (N 86° 45' E) twenty (20) feet to the cross marked in a large boulder at the point of beginning.

Also an undivided one-fourth (1/4) interest in another lot of land lying partly in the rear of the above lot and partly in the rear of the lot conveyed to Harwoods by Minnie Merle Liggett, and described as follows:

Commencing at an iron pin in the ground flush with its surface in the northerly line of a camp road and in the extreme southeasterly corner of the premises hereinabove described, which point is also twenty-eight (28) feet north seventy-five degrees thirty minutes east (N 74° 30' E) from an iron pin marking the southwesterly corner of the above described premises; thence

north five degrees thirty minutes east (N 50° 30' E) about eighty-nine (89) feet along the said lot to an iron pipe in the ground; thence north eighty-three degrees thirty minutes east (N 83° 30' E) about seventy-seven and seven tenths (77.7) feet along the southerly line of said lot above conveyed and lot conveyed to Harwood, to an iron pin in the ground, (this distance in some earlier deeds being mentioned as seventy-five (75) feet); thence continuing in the same course twenty-five and seven tenths (25.7) feet along the southerly line of Alice Schecter to a galvanized iron pipe in the ground (this distance in some earlier deeds being mentioned as twenty-four (24) feet); thence south twenty-four degrees no minutes west (S 24° 0' W) about ninety-three and five tenths (93.5) feet to a cedar post in the ground (this distance in some earlier deeds being mentioned as ninety-three (93) feet); thence south seventy-five degrees thirty minutes west (S 75° 30' W) about sixty-five and six tenths (65.6) feet to the iron rod at the point of beginning. (This last distance in some earlier deeds was mentioned as sixty-five (65) feet.)

Also, there is hereby conveyed a right of way from the public highway to the above described lots over what is or has been known as Benson's Road.

Also granting and conveying a right of way over the premises deeded by Minnie Merle Liggett to Harwoods, on foot and by vehicle over the right of way as now established so far as the same passes over said premises deeded to said Harwoods, for the purpose of ingress and egress for the herein demised premises; also granting and conveying a right to transport boats and water-borne equipment, including docks, piers or parts thereof, from the foregoing right of way in the most direct route to a certain cove lying approximately between the property of said Harwoods and the property herein conveyed on the shore of the lake.

Excepting and reserving, however, to said Harwoods, their heirs and assigns a right of way in common with others on foot and by vehicle over the property herein demised and to the public highway, a part at least of the right of way being known as Benson's Road.

Also excepting and reserving the rights of said Harwoods, their heirs or assigns to an easement and privilege of docking boats in the aforesaid cove between the demised premises and premises of the Harwoods, together with the privilege of ingress and egress to the shore for the purpose of using and docking any boats or water-borne equipment and also the easement and privilege of installing a dock for the benefit of the Harwood premises on the northerly or northeasterly side of the aforesaid cove to the premises herein conveyed or premises of said Harwoods.

Also conveying and granting hereby all furniture and personal property on the above described premises and owned by the grantor.

For grantor's source of title see Estate of Edna R. Fenn, duly probated in the Kennebec County Probate Court, Docket #39968.

Grantor reserves for her lifetime the occupancy of the above described premises for her personal use and enjoyment.

WITNESS my hand and seal this 19th day of December, 1989.

Frances F. Seaman  
Frances F. Seaman

STATE OF MAINE  
KENNEBEC, SS

December 19, 1989

Then personally appeared the above named Frances F. Seaman and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Miles P. Frye  
Notary Public Miles P. Frye

RECEIVED KENNEBEC SS.  
1989 DEC 20 AM 9:00  
TEST: Harold Bush  
REGISTER OF DEEDS